DEDICATION & WAIVER OF CLAIMS

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND DO HEREBY: I) DECLARE A PLANNED AREA DEVELOPMENT SITE PLAN WITH RESPECT TO SAID LAND PURSUANT TO CITY OF ARLINGTON UNIFIED DEVELOPMENT CODE. 2) DECLARE THIS SITE PLAN TO BE THE GRAPPIC REPRESENTATION OF THE SAME. 3) DEDICATE TO THE CITY OF ARLINGTON THE USE OF THE PRIVATE TRAGTS FOR ACCESS ALONG AND OVER PRIVATE ACCESS WAYS, PARKING AREAS AND NEIGHBORHOOD PARK AREA TO ALLOW POLICE, BUILDING, FIRE AND UTILITY DEPARTMENT PERSONNEL TO INSPECT AND OBSERVE SUCH PROPERTY AND BUILDING ACTIVITIES ON THE PROPERTY AS WELL AS FOR PROVIDING EMERGENCY AND LAW ENFORCEMENT SERVICES.

FURTHER THE UNDERSIGNED OWNERS OF THE LAND, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE GITY OF ARLINGTON, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY CITY OF ARLINGTON.

FURTHER, THE UNDERSIGNED OWNER OF THE LAND, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS. TO INDEMNIFY AND HOLD THE CITY OF ARLINGTON, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OR THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF ARLINGTON, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF CITY OF ARLINGTON, ITS SUCCESSORS, OR ASSIGNS.

THIS SITE PLAN, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID-OWNERS._-

TRACTS 993 THROUGH 999 ARE HEREBY GRANTED AS "COMMON ELEMENTS" TO "THE BLUFF AT ARLINGTON", A CONDOMINIUM, COMMUNITY ASSOCIATION" AS SET FORTH IN "THE BLUFF AT ARLINGTON", DECLARATION OF RESTRICTIVE COVENANTS" RECORDED UNDER A.F.N. 2000H160248, DATED NOV. 16, 2000 AND AMENDED UNDER AUDITORS FILE NUMBER _200107090772-_____, AND SURVEY-MAP AND PLAN RECORDED UNDER AUDITORS FILE NUMBER 2000H165003 AND AMENDED UNDER AUDITORS FILE NUMBER 2000H165003 AND AMENDED UNDER AUDITORS FILE NUMBER _2001H65003 AND AMENDED UNDER AUDITORS FILE NUMBER _2001H65003 AND AMENDED UNDER AUDITORS

A 1.5 FEET PEDESTRIAN SIDEWALK EASEMENT ALONG THE PRIVATE ROAD FRONTAGE IS HEREBY GRANTED AS A "COMMON ELEMENT" TO "THE BLUFFS AT ARLINGTON", A CONDOMINIUM, COMMUNITY ASSOCIATION AS SHOWN ON SHEET 3 OF 3 FOR THE BENEFIT OF THE ASSOCIATION.

Win (ROSCO)

HOUSING HOPE PROPERTIES
A WASHINGTON NON-PROFIT CORPORATION
BY: EDWIN R. PETERSEN, EXECUTIVE DIRECTOR

CASCADE BANK

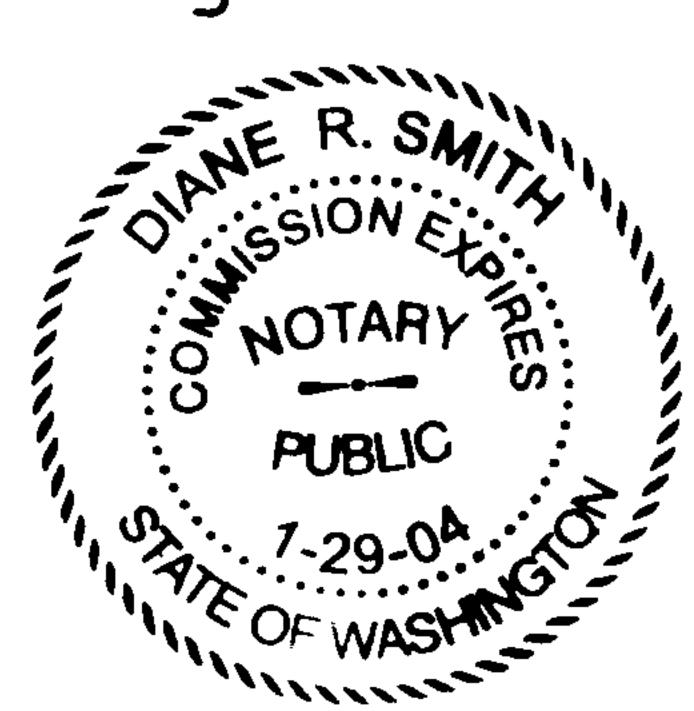
ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **Edwin Petrson** who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the executive director of housing hope properties to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED_July_2___, 2001.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Diane R. Smith
(NOTARY NAME TO BE PRINTED)

RESIDING AT Arlington

MY APPOINTMENT EXPIRES 01-29-04

NATIVE GROWTH PROTECTION EASEMENT

OPEN SPACE TRACT 494 IS INTENDED TO PROTECT STREAMS, WETLANDS, NATIVE VEGETATION, AND ENDANGERED SPECIES AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND: PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND/OR EASEMENTS, AND ANY OTHER THING: VEHICLE ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION EXCEPT THAT VEGETATION MAY BY SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD; AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY ;THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT. IN ADDITION, STREAM OR WETLAND RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

THE BLUFF AT ARLINGTON

A PLANNED AREA DEVELOPMENT - SITE PLAN

FILE NO. MJ-01-016-FPAD

LECTOR OF SURVEY

PUBLIC UTILITY EASEMENT DECLARATION:

THE DECLARANT HEREBY RESERVES AND CONVEYS TO EACH UTILITY COMPANY OR MUNICIPAL UTILITY PURVEYOR PROVIDING UTILITY SERVICES TO THE SITE PLAN OR TO THE OWNERS OF UNITS IN THE SITE PLAN PERMANENT, NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR AND RECONSTRUCTION OF ALL UTILITIES AND UTILITY SERVICES INCLUDING WITHOUT LIMITATION WATER, SANITARY SEWER, STORM SEWER, ELECTRICITY, CABLE AND TELEPHONE, OVER, UNDER AND THROUGH THE ROADWAYS AND OTHER COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, IF ANY, OF THE SITE PLAN, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENTS AT ALL TIMES FOR THE PURPOSES STATED.

THE EASEMENTS GRANTED HEREIN ARE SUBJECT TO THE AGREEMENT OF GRANTEES TO COMPENSATE GRANTOR (OR GRANTOR'S SUCCESSORS AND ASSIGNS) FOR ANY DAMAGE TO THE AFFECTED PROPERTY CAUSED BY THE EXERCISE OF GRANTEE'S EASEMENT RIGHTS; TO USE REASONABLE CARE IN CARRYING OUT ANY CONSTRUCTION OR REPAIR IN THE EASEMENT AREAS AND TO RESTORE SUCH AREAS, TO THE EXTENT REASONABLY PRACTICABLE, TO THE CONDITION THEY WERE IMMEDIATELY PRIOR TO SUCH WORK; AND TO INDEMNIFY AND HOLD HARMLESS GRANTOR (AND GRANTOR'S SUCCESSORS AND ASSIGNS) FROM ANY AND ALL CLAIMS FOR INJURIES AND/OR DAMAGES SUFFERED BY ANY PERSON CAUSED BY GRANTEE'S EXERCISE OF THE RIGHTS THEREIN GRANTED.

CITY OF ARLINGTON APPROVALS 1 1

EXAMINED AND APPROVED THIS ____ DAY
AS TO THE DESIGN OF SEWAGE AND WATER

-SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS

CITY ENGINEER CITY OF ARLINGTON

- THE PLANNING-MANAGER FINDS IN ADDITION THAT THE SITE PLAN FOR THE BLUFF AT ARLINGTON, A PLANNED AREA DEVELOPMENT, IS IN CONFORMANCE WITH THE --APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN

PLANNING MANAGER
CITY OF ARLINGTON

EXAMINED AND APPROVED THIS _____DAY

MAYOR, CITY OF ARLINGTON

CITY CLERK, CITY OF ARLINGTON

ACKNOWLEDGMENT STATE OF WASHINGTON)

COUNTY OF SNOHOMISH)

PLESTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

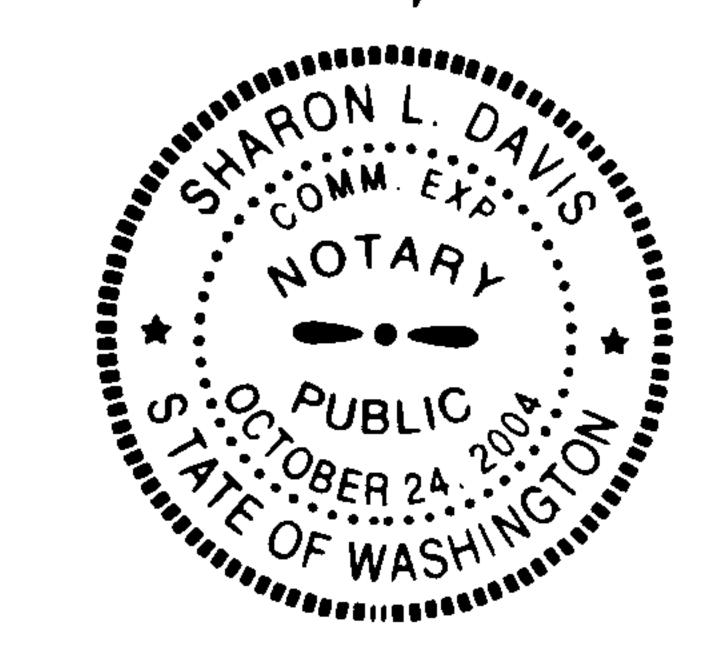
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID

PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT

HEIGHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS

PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT. -- HE\SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS _____OF CASCADE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED_UULY 2____, 2001.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON SHAROW L. DAVIS
(NOTARY NAME TO BE PRINTED)

RESIDING AT JOOK OM Sh. County

MY APPOINTMENT EXPIRES 10-24-2004

AUDITOR'S FILE NO. 200107095007

METRON

and ASSOCIATES INC.

LAND SURVEYS, MAPS, AND LAND USE PLANNING

307 N. OLYMPIC, SUITE 205 ARLINGTON, WASHINGTON 98223 (360) 435-3777 FAX (360) 435-4822

DATE: 5-17-01 BY: DJA
PROJECT NO. 98090A

SCALE: F.B. 5-31-10

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 3° 27' 54" WEST, 780.26 FEET ALONG THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 34° 52' 54" WEST, 428.49 FEET; THENCE NORTH 54° 55' 06" WEST, 125.63 FEET; THENCE NORTH 12° 08' 26" WEST, 143.55 FEET; THENCE NORTH 23° 27' 48" WEST, 250.80 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88° 19' 57" EAST, 525.28 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PORTION CONVEYED TO BELMONT PACIFIC HOLDINGS, INC., A WASHINGTON CORPORATION, BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9701270191, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION IO, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY WASHINGTON; THENCE SOUTH 3° 27' 54" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR 88.67 FEET TO A POINT ON A 146.05 FOOT RADIUS CURVE TO THE RIGHT WITH A RADIUS POINT WHICH BEARS NORTH 56° 04' 52" EAST; THENCE NORTHERLY ALONG SAID CURVE FOR 94.09 FEET, MORE OR LESS, WHILE CONSUMING A CENTRAL ANGLE OF 36° 54' 44" TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE FOR 30 FEET TO THE POINT OF BEGINNING.

CONTAINING 230,189 SQ.FT. OR 5.28 ACRES

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
(BASED ON THE BLUFF AT ARLINGTON, A CONDOMINIUM, DOCUMENT RECORDED UNDER AF # 200011165003.)

NOTIFICATIONS

I. THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED, INCLUDING OVERFLIGHT ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

2. THIS PLANNED AREA DEVELOPMENT SITE PLAN CONSISTS OF ONE LOT THAT IS DEVELOPED AS A CONDOMINIUM. THE CONDOMINIUM CONTAINS 38 RESIDENTIAL UNITS AND RELATED COMMON ELEMENTS.

3. SEWER SERVICE FOR UNITS 25 THROUGH 30 IS PROVIDED BY A PRIVATE SEWER LIFT STATION. EACH LIFT STATION WILL SERVICE THE UNIT ON WHICH IT IS LOCATED. EACH UNIT OWNER SHALL BE RESPONSIBLE, AS ITS SOLE COST AND EXPENSE, FOR MAINTAINING, REPAIRING AND REPLACING THE LIFT STATION WHICH SERVES ITS UNIT.

RESTRICTIONS

I. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER 200/07090772, WHICH ESTABLISHES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR TRACTS 993, 994, 995, 996, 997, 998 AND 999.

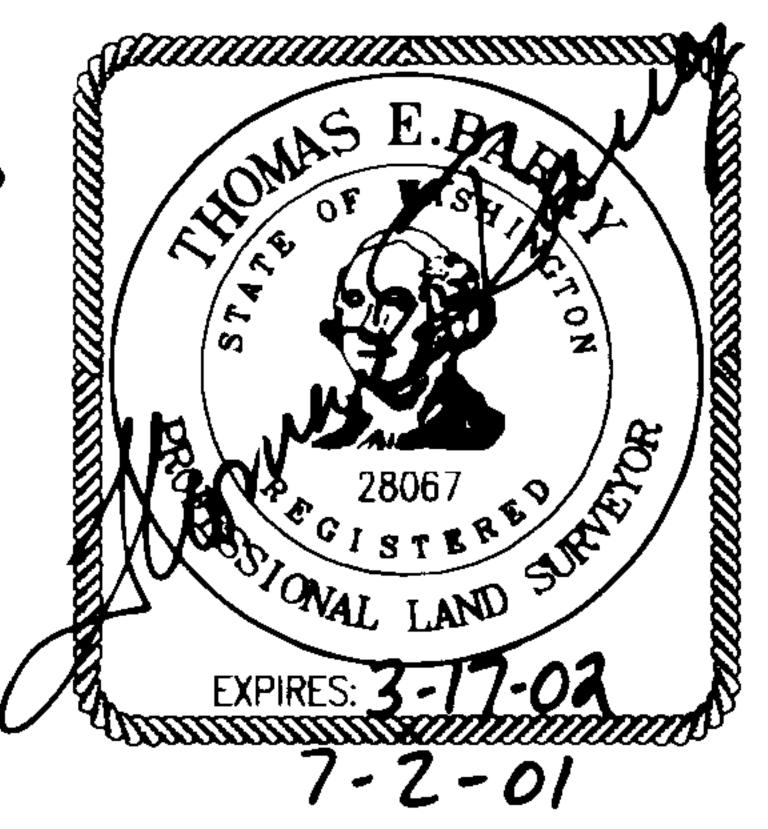
2. THE SANITARY SEMER AND WATERLINE EASEMENTS AS SHOWN AND RECORDED UNDER AUDITORS FILE NO.'S 2000/1070571 AND 2000/1070572 ACROSS THE TRACTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ARLINGTON FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE SANITARY SEMER AND WATER SYSTEMS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES. THIS EASEMENT SHALL BE FREE FROM ALL PERMANENT STRUCTURES, SUCH AS COVERED PARKING, DECKS, OVERHANGS, SHEDS, ETC., WHICH INTERFERE WITH THE CITIES MAINTENANCE AND REPAIR RESPONSIBILITIES.

3 12 TO ARLINGTON 10 11 TO ARLINGTON 211TH PL NE 211TH PL NE 211TH PL NE 3 12 TO ARLINGTON 10 10 11 SCALE: I" = 2000' 16 15 T.3I'N. R.5 E. MM 15 14 VICINITY MAP

SURVEYOR'S CERTIFICATE

I, THOMAS E BARRY, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "THE BLUFF AT ARLINGTON, A SITE PLAN" IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECT AND THAT THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED AND MONUMENTED AS SHOWN ON THE PLAN.

REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS E. BARRY, PL.S. CERTIFICATE NO. 28067



AUDITOR'S CERTIFICATE

BY: YOUTH AUDITOR

THE BLUFF AT ARLINGTON

HOUSING HOPE PROPERTIES

IN A PORTION OF THE SOUTHWEST QUARTER SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. CITY OF ARLINGTON

SNOHOMISH COUNTY, WASHINGTON --- SHEET I C

